

# 1 Carmel Court, Broadbeach Waters, Qld 4218

## House For Sale

Thursday, 23 November 2023

JR JOHN REID

1 Carmel Court, Broadbeach Waters, Qld 4218

Bedrooms: 7

Bathrooms: 5

Parkings: 2

Area: 544 m2

Type: House



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## Auction

**Auction Location: On-Site** Indulge in the epitome of cool coastal living in this impressive waterfront property, where contemporary meets refined style across two distinct residences. Enhancing the allure with an enviable north-to-water aspect, where crisp whitewashed tones, timber accents, and polished concrete floors effortlessly craft an irresistible appeal. Abundant natural light welcomes you home everyday. The main residence, a chic two-story haven, offers four bedrooms and three bathrooms, including an elegant master with luxe ensuite bath and a private balcony overlooking the tranquil water and iconic city skyline. Upstairs, two bedrooms, a main bathroom, and a convenient study space join the master suite, while downstairs offers a further bedroom and bathroom perfect for hosting guests. The free-flowing layout, adorned with 2.7m ceilings, encompasses an open-plan living, dining, and kitchen area that seamlessly extends onto the poolside alfresco patio. Shared between both residences, the alfresco patio is a waterfront sanctuary featuring two circular plunge pools, an open sun-drenched space, a built-in BBQ kitchen, and a private jetty, offering a harmonious blend of relaxation and entertainment. The second residence, a single-level retreat, comprises three bedrooms and two bathrooms, enveloped in a modern whitewashed coastal style, further enhancing the property's dual living allure. Nestled in the highly sought-after locale of Broadbeach Waters, this residence offers more than just a tranquil waterfront retreat. Positioned within moments of the pristine beach, premier shopping, and fine dining, this lifestyle embraces the best of coastal living, allowing you to effortlessly immerse yourself in the vibrant energy of the surrounding community. An exceptional investment opportunity where luxurious relaxation meets the convenience of an unparalleled lifestyle.

**Property features:-** Generous 544sqm waterfront block- Desirable north-to-water aspect- Dual residences with individual electrical meter boxes- Private Jetty- Waterfront alfresco patio- 2 plunge pools- Built-in outdoor BBQ kitchen- Grassy front yard with landscape gardens and firepit- Double secure carport

**Main Residence:-** 2 storey floorplan- Open plan living, kitchen and dining- Kitchen with stone island bench, integrated fridge/freezer, and 2 dishwashers, dual ovens and dishwashers- Quality appliances throughout the home- Architectural timber accents, 2.7m high ceilings and polished concrete floors- 4 spacious bedrooms with built-in robes (3 with balcony access)- 3 luxurious bathrooms (2 with bathtubs)- Master bedroom with oversize double wardrobes, ensuite bathroom, and private balcony with water and city skyline views- Open study nook area upstairs- Internal laundry- Air-conditioned- Abundant array of windows flooding the home in natural light

**Secondary residence:-** 3 spacious bedrooms with built-in robes- 2 elegant bathrooms- Master bedroom with double robe, ensuite and waterfront patio access- 2 other bedrooms with front courtyard patio access- Open plan kitchen, dining and living with luminous skylights- Polished concrete floors and crisp whitewashed tones throughout- Air-conditioned- Single storey residence

**Suburb profile:** The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything – you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel.